



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: December 15, 2004      REPORT NO. HO 04-206

ATTENTION: Hearing Officer

SUBJECT: FLETCHER BUILDING MAP WAIVER  
PTS PROJECT NUMBER: 40575

LOCATION: 602 Broadway

APPLICANT: Ken Calegari, Champion Development Group

### SUMMARY

Requested Action - Should the Hearing Officer approve a Map Waiver No. 122016 to create one commercial and 21 residential condominium units in an existing building?

Staff Recommendation – Approve Map Waiver No. 122016

Community Planning Group Recommendation – The Centre City Advisory Committee recommends approval.

Environmental Review - Under the 1992 Master Environmental Impact Report (MEIR) and 1999 Final Subsequent Environmental Impact Report (SEIR), all developments in the Centre City area are analyzed in order to evaluate the project's compliance with the Centre City Community Plan and Planned District Ordinance, and, therefore, the findings and conclusions of the MEIR and SEIR. As the proposed conversion of an existing building complies with all applicable land use regulations and residential condominiums are a permitted use in the Commercial Office District, no further environmental review is required.

### BACKGROUND

The subject property is a 0.23-acre site located at 602 Broadway, on the northeast corner of Broadway and 6th Avenue in the Core District of the Centre City Planned Area. The Fletcher-Salmons Building was designated by the Historical Resources Board (HRB No. 459) on March 22, 2001, under Criterion C & D. The two story building is designed in an Italian Renaissance architectural style and was constructed in 1906, with two additional floors added in 1910.

Originally, the building housed the Owl Drug Store on the first level with office space in the upper floors. Later a bowling alley was constructed on the second floor, but was removed in the 1970's. Currently, the first level of the structure is being used as retail space, while the upper floors are vacant. Building plans have been submitted to Development Services and are being reviewed through a ministerial building permit process to convert the building from a strictly commercial use to mixed residential and commercial use. Centre City Development Corporation staff have reviewed these plans and have determined that they are consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. Therefore, in accordance with Section 143.0220 of the Land Development Code, a Site Development Permit would not be required.

As proposed, the building will have one commercial unit and 21 residential units. This Map Waiver will allow the applicant to designate the commercial and residential units as condominiums. The proposed Map Waiver has also been reviewed by staff at the Centre City Development Corporation and has been determined to be in compliance with Centre City Planned District. No waiver of undergrounding utilities will be requested with this Map Waiver.

### DISCUSSION

The project proposes to consolidate two lots into one lot for the purpose of establishing one commercial and 21 residential condominiums units. Section 125.0120 of the City's Land Development Code establishes a discretionary process which allows an applicant to request and the Hearing Officer to consider a waiver of Map requirements for subdivision proposals which demonstrate compliance with the State's Subdivision Map Act. Staff has determined the proposed waiver conforms to the applicable requirements of the State's Subdivision Map Act Section 66428. Therefore, a Tentative Map may be waived for this project with a Lot Consolidation Parcel Map required as a condition of the Map Waiver

### ALTERNATIVE

1. Approve Map Waiver 122016, with modifications.
2. Deny Map Waiver 122016, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

---

Peter Lynch, Development Project Manager

#### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Data Sheet
4. Map Waiver Exhibit
5. Draft Map Conditions and Subdivision Resolution
6. Ownership Disclosure Statement
7. Project Chronology